

VIL 485 PAGE 331

Know all Men by these Presents

That C.N. FLOOD ANTIQUES, INC.

a corporation organized and existing under the laws of the State of Maine
and located at Bath

in the County of Sagadahoc and State of Maine

in consideration of one dollar and other good and valuable considerations

paid by HYDE SCHOOL, a corporation organized and existing under the laws
of the State of Maine and located at Bath, County of Sagadahoc, State of Maine,
the receipt whereof it does hereby acknowledge, does hereby
give, grant, bargain, sell and convey unto the said HYDE SCHOOL, its successors

~~hereby~~ and assigns forever,

a certain lot or parcel of land located on the southerly side of Bath Street, so-called, in the City of Bath, County of Sagadahoc and State of Maine, being more particularly bounded and described as follows, to wit:

BEGINNING at a point on the southerly edge of Bath Street, said point being the northwest corner of land of Hyde School and more particularly described in Warranty Deed dated January 28, 1960, and recorded in Sagadahoc County Registry of Deeds in Book 363, Page 1198; thence running southerly along the westerly edge of property of Hyde School one hundred fifteen (115) feet, more or less, to the northern boundary of land more particularly described in Executor's Deed of Rodney E. Ross, Jr. to Hyde School, dated August 29, 1974, and recorded in the Sagadahoc County Registry of Deeds in Book 400, Page 328; thence running westerly along the northerly line of land of Hyde School, formerly Ross, fourteen (14) feet to a point; thence running northerly along land to be retained by C. N. Flood Antiques, Inc., said line being parallel with and maintaining a distance of fourteen (14) feet from the westerly edge of the aforementioned land of Hyde School described in Book 363, Page 1198, a distance of one hundred fifteen (115) feet, more or less, to the southerly edge of Bath Street; thence running in a general easterly direction along the southerly edge of Bath Street fourteen (14) feet, more or less, to the point of beginning.

FOR SOURCE OF TITLE, reference may be made to Warranty Deed of Melvin B. Henderson to C. N. Flood Antiques, Inc., dated October 7, 1964, and recorded in Sagadahoc County Registry of Deeds in Book 341, Page 59.

It is further understood and agreed between the Grantor and the Grantee herein that so long as the Carriage House remains situated in its present location in the southeast corner of land to be retained by C. N. Flood Antiques, Inc. that the said Hyde School shall not construct any buildings on property within ten (10) feet of the easterly edge of said Carriage House in order to comply with set back requirements of the City of Bath Zoning Ordinance. Once said Carriage House has been removed, this restriction shall terminate.

To Have and to Hold the aforegranted and bargained premises with
all the privileges and appurtenances thereof to the said VOL 485 PAGE 332

Hyde School, its successors

~~make~~ and assigns, to its and their use and behoof forever.

And do ~~as~~ COVENANT with the said Grantee, its successors ~~make~~
and assigns, that it is lawfully seized in fee of the premises that they
are free of all encumbrances:

that it has ~~have~~ good right to sell and convey the same to the said Grantee to
hold as aforesaid; and that it and its successors and assigns will
WARRANT and DEFEND the same to the said Grantee, its successors ~~have~~ and
assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, the said C. N. FLOOD ANTIQUES, INC.

has caused this instrument to be sealed with its corporate seal and signed
in its corporate name by Melvin B. Henderson

, its President

thereunto duly authorized, this twenty-eighth day of February
in the year one thousand nine hundred and seventy-eight.

Signed, Sealed and Delivered

in presence of

C. N. FLOOD ANTIQUES, INC.

James F. Day

By *Melvin B. Henderson*
Melvin B. Henderson

State of Maine,

SAGADAHOC

ss.

February 28 1978.

Then personally appeared the above named Melvin B. Henderson, President
of said Grantor

Corporation as aforesaid, and acknowledged the foregoing instrument to be his free
act and deed in his said capacity, and the free act and deed of said corporation.

Before me,

SAGADAHOC, SS Registry of Deeds
RECEIVED APR 4 1978 4 10 P. M.
AND RECORDED FROM THE ORIGINAL
James W. Sullivan REGISTER

James F. Day
Notary Public

